

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: September 10, 2020

TIME: 7:00 P.M.

PLACE: Zoom Webinar

MEMBERS ATTENDING REMOTELY: Dustin Allred, Jane Billman, Andrew Fell, Lew Hopkins
Jonah Weisskopf, Chenxi Yu

MEMBER ATTENDING AT CITY BUILDING: Tyler Fitch

STAFF PRESENT: City of Urbana (Host); Kevin Garcia, Principal Planner; Marcus Ricci, Planner II

OTHERS ATTENDING REMOTELY: Stephanie Henry

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Chair Fitch called the meeting to order at 7:11 p.m. Roll call was taken, and there was a quorum with all members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the July 9, 2020 regular Plan Commission meeting were presented for approval. Mr. Fell moved that the Plan Commission approve the minutes as written. Ms. Billman seconded the motion. Roll call on the motion was as follows:

Mr. Allred	-	Yes	Ms. Billman	-	Yes
Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Mr. Weisskopf	-	Yes
Ms. Yu	-	Yes			

The minutes were approved by unanimous vote as written.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case No. 2403-SU-20 – A request by the Champaign County Board and the Champaign County Humane Society for a Special Use Permit to allow an expansion of the Animal Shelter and to allow construction of a Training Building at 1911 East Main Street in the R-4, Medium Density Multiple Family Residential Zoning District.

Chair Fitch opened the public hearing for this case. Mr. Fell recused himself from the case due to a conflict of interest. He is the architect for the proposed expansions.

Marcus Ricci, Planner II, presented the staff report for Plan Case No. 2403-SU-20 to the Plan Commission. He explained the purpose of the proposed special use permit request and talked about the procedure. He gave a brief background of the history of the property. He noted the location, zoning and land uses of the subject property and of the surrounding adjacent properties. He showed photos of the site. He discussed the proposed use. He mentioned that in order to preserve some mature trees, the applicant requested that they be allowed to construct the storm water detention west of the leased tract on adjacent land also owned by Champaign County. He reviewed the requirements for a Special Use Permit according to Section VII-4.A of the Urbana Zoning Ordinance and summarized staff findings. He read the options of the Plan Commission and presented staff's recommendation for approval. He pointed out that Stephanie Henry was present on behalf of the architecture firm to answer questions.

Chair Fitch asked if the Plan Commission members had questions for City staff.

Chair Fitch questioned if the use was non-profit for quasi-public use. Mr. Ricci replied that the Champaign County Humane Society is a public service entity and their uses are both charitable (not-for-profit) and educational. Their uses are also philanthropic as they provided services to the general public often free or for a discounted rate. The land owner is the Champaign County Board, which is strictly a governmental entity.

Chair Fitch asked how the entire area became zoned R-4, Medium Density Multiple Family Residential. Mr. Ricci did not know how long the land had been zoned R-4, but he noted that the original special use permit for the Humane Society was approved in 1987 and the property was zoned R-4 then.

There were no further questions for City staff. Chair Fitch opened the hearing for public input. He invited the applicant to address the Plan Commission.

Stephanie Henry raised her hand to speak. She thanked the Plan Commission for reviewing the application. She stated that by moving the detention basin to the west, they are able to save some mature trees as well as provide a better use for the proposed training building. People would have more space to walk their dogs in that area before entering the training facility. She would answer any questions that the Plan Commission may have. There were none.

With there being no further comments or questions from the public, Chair Fitch closed the public input portion of the hearing and opened it for Plan Commission discussion and/or motion(s).

Ms. Billman stated that it appeared the proposed expansion and training facility would be for the betterment of puppies, kittens, bunnies, trees and rainbows. She especially liked that the applicant is planning to plant additional trees as well as keep some of the mature ones.

Ms. Yu stated that she was glad to learn that the Humane Society provides additional services to the public, and it will be good for them to have a bigger facility to provide those services to the community.

Ms. Billman moved that the Plan Commission forward Plan Case No. 2403-SU-20 to the Urbana City Council with a recommendation for approval. Mr. Hopkins seconded the motion. Roll call on the motion was as follows:

Mr. Weisskopf	-	Yes	Ms. Yu	-	Yes
Mr. Allred	-	Yes	Ms. Billman	-	Yes
Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes

The motion passed by unanimous vote. Mr. Ricci noted that this case would be forwarded to City Council on September 28, 2020.

8. NEW BUSINES

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

There was none.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Kevin Garcia, Secretary
Urbana Plan Commission